# **Community Profile for**

# Monticello, Minnesota

**Show Map** 



#### Overview

The City of Monticello, a regional center for jobs, shopping, and health care, is located along I-94 just minutes northwest of the metro area. Poised for the future, recent investments include a city-owned fiber optics network and 120-acre industrial business park. Through good planning, new development, and increased market values; the City maintains a constant property tax base. Businesses and residents enjoy the natural amenities of the Mississippi River, YMCA Regional Park, and an unequaled city park/pathway system.

#### Location

County: Wright

Region: East Central

Distance from Minneapolis: 30

Distance from nearest MSA\*: 30 Miles from St. Cloud MSA

US Congressional District: 6
MN Legislative District(s): 19A

Web site: <u>www.ci.monticello.mn.us</u>

Last Updated: 8/13/2008

Population

2008 Estimate 2007 Estimate 2000 Census 1990 Census Area 11.253 5.045 Community: 11.366 7,868 County: 119,335 116,780 89,986 68,710 Nearest MSA: 186,794 185,185 149,509 163,166 Minnesota: 5,287,976 4,919,479 4,375,099 5,263,610

Source: U.S. Census, State Demographer \* Metropolitan Statistical Area





# **Major Employers**

Employer	NAICS	Products/Services	Employee Count
Monticello Public Schools	6111	Elementary & Secondary Schools	422
Xcel Energy	2211	Electric Power Generation, Transmission & Dist.	411
Cargill Kitchen Solutions, Inc.	3119	Other Food Manufacturing	355
Monticello-Big Lake Hospital	6221	General Medical & Surgical Hospitals	267
Ultra Machining Company	332710	Machine Shops	119
Bondhus Corp	3322	Cutlery & Handtool Manufacturing	67
Washburn Computer Group	335999	All Other Misc. Electrical Equip. & Component Mfg.	63
WSI, Inc	3329	Other Fabricated Metal Product Manufacturing	63
Tapper's Inc	3371	House. & Inst. Furniture & Kitchen Cabinet Mfg.	58
Aroplax Corp	3252	Resin, Synth. Rubber & Art. Synth. Fibers & Fil. Mfg.	48
Standard Iron & Wire Works Inc	3327	Machine Shops;Turned Prod.;& Screw,Nut & Bolt Mfg.	45
Hoglund Bus Co	4238	Machinery, Equipment, & Supplies Merchant Wholesalers	44
Hoglund Transportation Inc	4854	School & Employee Bus Transportation	44
JME of Monticello	4841	General Freight Trucking	41
Production Stamping, Inc.	332116	Metal Stamping	38
View All Employers Listed			

# Workforce

	Wright County	<u>Central (7W)</u>
		Econ Dev Region
Total Employment	62,114	207,795
Available Workforce	68,420	227,501
Unemployment Rate	9.2%	8.7%
Source: DEED - Labor Market Information: LAUS Annual Average 2009		

### **Employment By Industry**

Wright County	<u>Central (7W)</u>
	Econ Dev Region
366	1,718
2,419	7,796
3,963	21,975
8,868	34,499
N/A	1,601
1,007	5,839
2,167	10,748
4,102	24,190
4,287	14,752
1,266	4,777
	366 2,419 3,963 8,868 N/A 1,007 2,167 4,102 4,287



Government 6,130 23,073

Source: DEED - Labor Market Information: CEW Annual Data 2009

#### Occupations and Wages in Central Minnesota

Job Title	Wage/Hr	Job Title	Wage/Hr
Architecture and Engineering Occupations	\$27.29	Healthcare Support Occupations	\$11.73
Arts, Design, Entertainment, Sports, and Media Occupations	\$18.39	Installation, Maintenance, and Repair Occupations	\$19.12
Building and Grounds Cleaning and Maintenance Occupations	\$11.44	Legal Occupations	\$28.64
<b>Business and Financial Operations Occupations</b>	\$23.97	Life, Physical, and Social Science Occupations	\$25.92
Community and Social Services Occupations	\$18.90	Management Occupations	\$36.51
Computer and Mathematical Occupations	\$27.69	Office and Administrative Support Occupations	\$14.17
Construction and Extraction Occupations	\$20.03	Personal Care and Service Occupations	\$10.98
Education, Training, and Library Occupations	\$19.70	Production Occupations	\$15.18
Farming, Fishing, and Forestry Occupations	\$13.24	Protective Service Occupations	\$20.88
Food Preparation and Serving Related Occupations	\$9.03	Sales and Related Occupations	\$10.40
Healthcare Practitioners and Technical Occupations	\$27.49	Transportation and Material Moving Occupations	\$14.03
View All Occupations and Wages			

Source: DEED - Labor Market Information: OES First Quarter, 2010

#### **Utilities**

<b>Utility Type</b>	Utility Name	<b>Utility Phone</b>	Contact	<b>Contact Phone</b>
Electricity	Xcel Energy	(800) 328-8226	Ken Stabler	(612) 330-5834
Natural Gas	CenterPoint Energy	(612) 372-4664	XXX	(612) 372-4727
Wastewater	Monticello Municipal	(763) 295-2711	John Simola	(763) 295-3170

#### **Water Information**

Water Source: Wells
Storage Capacity: 2,560,000 gal.
Pumping Capacity: 61,000 gal./minute
Average Demand: 1,901,000 gal./day
Peak Demand: 5,209,000 gal./day

Total Water Hardness: 193 ppm

Industrial Water Rate: Base chg. \$10.26; \$.62/750 gal>3750 gal

#### **Wastewater Information**

Treatment Type: Mechanical Plant
Capacity of Plant: 2,070,000 gal./day
Average Flow: 1,189,000 gal./day
Peak Flow: 1,397,000 gal./day

Usage Charge: Base chg. \$11.96; \$2.15/750 gal. > 3,750 gal.

N/A - No Data Available



#### **Communications**

#### **Telephone Information**

Local Telephone Company: TDS Telecom
Telephone Number: (763) 295-2974
Contact: Tom Ollig

Telephone Number: (763) 271-6007

Digital Central Switch:YesEqual Access Market:YesExtended Area Service:YesCustom Calling Feautures:YesCustomized Local Area Services:Yes

Current Technologies: DSL, ISDN

**Internet Service** 

Local Public Internet Access Site:

Multiple Internet Service Providers:

Yes

Yes

Speed of Service:

DEED Certification as E-Commerce Ready: No

**Cable TV Information** 

Local Company Telephone Website

Charter Communications (763) 682-5980

**Newspapers Information** 

Newspaper NameTelephoneFrequencyMinneapolis Star Tribune(612) 673-4000DailyMonticello Times(763) 295-3131WeeklySt. Cloud Times(320) 255-8700Daily

**Additional Telecommunication Providers** 

Telecommunication Type Provider Name Phone

#### **Commercial Transportation & Shipping**

**Highway Information** 

Interstate Miles From Community Load Limit in Tons Seasonal Limit In Tons

I-94 Within 10 10

Four Lane Miles From Community Load Limit in Tons Seasonal Limit In Tons

US-10 3 10 10

Other Miles From Community Load Limit in Tons Seasonal Limit In Tons

MN-25 Within 10 10

**Truck Information** 

Truck Lines: 6
Truck Terminals: 2

**Navigable Water Information** 

Water Name Depth



#### **Rail Information**

Inter-Modal Facility: No Inter-Modal Facility Distance: 44 miles

Rail Line Frequency Reciprocal Switching Distance to Main Line Passenger Service

Burlington Northern No 3 No

**Air Service Information** 

Local International Service Regional

Mpls./St. Paul Intl. Airport St. Cloud Regional Airport Name

St. Cloud Location Bloomington

20 Miles to 50

Longest Runway Length 10,000 Feet 7,000 Feet Surface Type Paved Paved Lighted Yes Yes Customs Yes

Service Type Charter, Commercial, Freight, Jet Charter, Commercial, Freight, Jet Navigational Aids BEACON, DME, ILS, VOR/DME BEACON, DME, ILS, VOR/DME

AWOSA/MNWAS, SAWRS AWOSA/MNWAS, Weather Info Systems

SATVIDEOWEATHER

Major Airlines

American, Continental, Delta, Northwest, TWA, Mesaba, Northwest Airlink, US Air

United Airlines, US Air

Daily Flights To MSP-Minneapolis-St. Paul Intl.:

Additional Commercial Transportation Providers

Transportation Type Provider Name Phone

#### **Housing & Commercial Activity**

Value of Residential Building Permits for:

**Housing Information** 

3,454 Percentage Owner Occupied: Single Family Units: 77 Multiple Family Units: 746 Median Sales Price: - - -Mobile Homes: 492 Median Assessed Value: \$125,390 Number of Units Built Since Last Census: Median Rent: \$525

\$15,823,073

Number of Residential Building Permits for: Vacancy Rate:

Source: US Census, 2000

**Commercial Activity Information** 

Number of Commercial Building Permits for 2000: 17

Value of Commercial Building Permits for 2000: \$4,925,441

Number of Public Building Permits for 1999: Value of Public Building Permits for 1999:



#### **Retail Sales Information**

Year	Community Sales	<b>County Sales</b>
2007	\$391,530,625	\$1,512,983,917
2006	\$316,731,956	\$1,431,015,184
2005	\$321,709,109	\$1,276,140,470

Source: MN Dept. of Revenue

### **Business & Community Services**

#### **Financial Institutions Information**

Name	Phone	Total Assets	Capital as % of Assets
US Bank	(763) 295-6618	\$14,566,983,000	
First Minnesota Bank	(763) 271-7200	\$351,078,000	
Premier Bank Minnesota	(763) 271-7670	\$184,993,000	

View All Financial Institutions

#### **Lodging & Meeting Facilities Information**

Facility	Number of Facilities Available	Facility Size	Teleconferencing Available	Teleconferencing Available to Public
Hotel	0		No	No
Motel	4	179 rooms	No	No
Conference Center	1	350 rooms	Yes	No

#### Additional Lodging & Meeting Facilities

Facility TypeFacility NamePhoneBed and BreakfastsThe Historic Rand House(763) 295-6037CampgroundsLake Maria State Park(763) 878-2325Conference CenterMonticello Community Center(763) 295-2954

#### **Local Medical Facilities Information**

Facility Type	Nbr of Facilities	Total Nbr of Beds	Telemedicine Available
Clinic	2		No
Dentist	8		No
Doctor	30		No
Hospital	1	39	No
Nursing Home	1	91	Yes

Name of Nearest Hospital (if none in community):

Miles to Nearest Hospital:



#### **Additional Local Medical Facilities**

Facility Type	Facility Name	Phone	Telemedicine Available
Assisted Living	St. Benedicts Senior Community	(763) 295-4051	Yes
Chiropractic	Big Lake Chiropractic	(763) 295-3355	Yes
Chiropractic	Family Chiropractic Services	(763) 295-4301	Yes
Chiropractic	Monticello Chiropractic Clinic	(763) 295-2262	Yes
Chiropractic	Studer Chiropractic	(763) 295-4797	Yes
Hospital	Monticello-Big Lake Hospital	763-271-2867	No
Urgent Care	Monticello-Big Lake	(763) 271-2289	Yes

#### **Local Transit Information**

Service	Available	Service	Available
Inter-Community Bus	No	Taxi/Cab	Yes
Intra-Community Bus	Yes	Disabled Transportation	Yes

#### **Local Transit Providers**

Transit Type Name Phone

Disabled Transportation River Rider (763) 263-0101 Intra-City Bus River Rider (763) 263-0101

Taxi/Cab Pioneer Taxi

#### **Library Information**

Name Phone Internet Access

Great River Regional Library/Monticello Public Library (763) 295-2002 Yes

#### **Worship Information**

Worship Type	Worship Name	Phone	Membership
Catholic	Church of St. Henry	(763) 295-2402	1,500
Christian & Missionary Alliance	Riverside Alliance Church	(763) 263-2410	225
Evangelical	Monticello Covenant Church	(763) 295-5414	85
Full Gospel	A Glorious Church	(763) 295-2499	200
Lutheran	Resurrection Lutheran Church	(763) 295-5511	700
Lutheran	St. Peter's Evangelical Lutheran	(763) 295-5315	279
Lutheran (ELCA)	Trinity Lutheran Church	(763) 295-2092	1,271
United Methodist	Community United Methodist Church	(763) 295-2652	347



#### **Recreation Information**

**Facilities** 

Public Library, health club, community center, sportsmen's club, conference center, 4 motels, B&B, 18-hole golf course, senior center, tennis, soccer, softball, baseball, 600-seat ice arena, 14-screen movie theater, 14-miles paved trails, 24 city parks, lakes, and the Mississippi River.

Festival/Arts

River Fest in July, Art Fair in July, Community Pathway Celebration in June, Business Expo in fall, Home for the Holidays in December, Trumpeter Swans in February/March, and Monticello Arts Council

Service Organizations

Chamber of Commerce, Rotary, Lions/Lioness, Jaycees, Women of Today and Knights of Columbus.

#### Education

#### **Post-Secondary Information**

Nearest Technical College & SpecialtyLocationMiles ToSt. Cloud Technical CollegeSt. Cloud30

SCTC has a successful history of preparing today's professionals who bring value to our communities. Programs and majors include: Business (Accounting to Sales and Management), Construction Technology (Architectural Construction Tech to Water Environment Technologies), Health and Human Services (Cardiovascular Tech to Surgical Tech), Manufacturing Technology (Electronics to Welding/Fabrication), Transportation Technology (Auto Body Collision Tech to Medium/Heavy Truck Technician), and other additional offerings including American Sign Language. 8/08

Nearest Community College & SpecialtyLocationMiles ToNorth Hennepin Community CollegeBrooklyn Park25

One of the largest community colleges in the state, North Hennepin Community College is a member of the Minnesota State Colleges and Universities system - comprised of 32 public institutions. We serve more than 9,230 students with credit offerings and an additional 6,600 people from 260+ organizations with continuing education and customized training. We offer small classes taught by highly educated faculty who bring experience and a passion for teaching to the classroom. In addition to many programs designed to help students succeed, flexible scheduling to fit any busy schedule and partnerships with universities to offer baccalaureate degrees on our campus ... we also host numerous theater productions, art exhibits and choral concerts as well as lectureships, fund raising events and public service activities throughout the year.

Nearest Public College/University & Specialty

Location Miles To
St. Cloud State University

St. Cloud 30

St. Cloud State University is Minnesota's second-largest university, with 16,800 students from 80 nations, located about an hour northwest of Minneapolis. Its undergraduate programs hold every national accreditation available. Students choose from 175 majors, minors and pre-professional programs, including regional rarities such as aviation, meteorology and geographic information systems. The School of Graduate Studies, with more than 60 programs, includes an Ed.D. in Higher Education Administration and a master of business administration from the acclaimed G.R. Herberger College of Business. The new master's degree in regulatory affairs and services taps a growing demand for professionals needed to help lead medical device companies through FDA and international regulatory processes. Founded in 1869, St. Cloud State has evolved into a comprehensive university with all that makes college life exciting as well as the campus nerve center, our state-of-the-art library. 8/08

Nearest Private College/University & Specialty

Saint John's University

Location

Miles To

Collegeville

35

Saint John's University, for men, and the College of Saint Benedict, for women, located six miles apart in central Minnesota, are



nationally recognized Catholic liberal arts colleges and rank as two of the top three Catholic colleges in the nation. They share one academic program and students attend classes together on both campuses, however, each college retains its own campus, residence halls, athletic programs and traditions. The Benedictine communities that founded the colleges in the 19th century continue to foster these same values in the academic, spiritual and social life of the colleges including the value of hospitality that creates a welcoming community for individuals of all faiths. Students and faculty from many diverse belief systems bring a rich dimension to the academic, cultural and religious experience at SJU and CSB. 8/08

Telecommunications Use Available at Area Post-Secondary Institutions:

Yes

#### **Local K-12 Information**

School Type	Nbr of Schools	Enrollment	Grades	Pupil/Teacher Ratio
Elementary	3	1,798	K-5	24-1
Middle School	1	928	6-8	30-1
Junior High				
Senior High	1	1,148	9-12	26-1
D.:				

Private/Parochial

School District:	882
Telecommunications Use Available at Local K-12:	Yes
High School Graduates Attending Post-Secondary:	85%
State Wide Average:	68%

#### **Education Institutions**

Education Type	Name		Phone
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Charter School Swan River Montessori School (763) 271-7926
Other Turning Point Alternative Learning Program (763) 295-3633

#### Government

#### **Structure Information**

Organization: Mayor\Council
Budget: \$27,500,000
Community Bond Rating: Moody's - - A 2

Comprehensive Land Use Plan:

Locally Controlled Loan Program:

Recycling:

Yes

Fire Insurance Rating:

5

Industrial Plans Approved By: City Building Official, City Council

#### **Public Protection Services**

Service Type	Regular	Part-Time	Volunteer	Seasonal
Fire			29	
Police				
Sheriff	125	25		
EMT				



152.31%

# Property Taxes Payable 2008

**Total Tax Rate** 

# **Property Tax Information**

#### **Assessed Market Value Information**

State Tax Rate	45.95%
Municipal Tax Rate	46.94%
County Tax Rate	31.65%
School Tax Rate	25.25%
Misc. Tax Rate	2.52%

Commercial \$570,481,100
Residential \$246,218,433
Other \$426,859,270
Total \$1,243,558,804

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property:  $($150,000 \times .015) + ($50,000 \times .02) = $2,250 + $1,000 = $3,250$ . Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.

#### **Commercial Buildings and Land Sites**

Building Name Address City, State Zip Code	Type of Building Total Bldg Sqft Total Available	Organization	noto
Landmark Square 254 West Broadway Monticello, MN 55362	Office 6,300 1,100	Kate Hanson Granite City Real Estate (320) 253-0003	8
Monticello Cedar Street Retail Center 9241 & 9251 Cedar Street Monticello, MN 55362	Office 4,000 4,000	Nancy Doran RE/MAX Commercial (320) 258-5802	8
Monticello Cedar Street Retail Center 9241 & 9251 Cedar Street Monticello, MN 55362	Office 4,000 1,500	Allen Bright RE/MAX Commercial (320) 251-2200	8
Monticello Theatre Building 9375 Deegan Avenue Monticello, MN 55362	Office 16,701 6,585	Kate Hanson Granite City Real Estate (320) 253-0003	8
Premier Bank Monticello 4134 Deegan Ave. NE Monticello, MN 55362	Office 14,400 6,800	Dan Regan Airlake Development, Inc. (612) 987-9966	8
Sixth Street Station 524 Highway 25 S Monticello, MN 55362	Office 33,638 3,026	Rich Demeules (763) 295-8730	8



Land Site Address City, State Zip Code	Space Available Build To Suit Zoning	Contact Name Organization Phone Number	Photo
Airlake Monticello - Prairie Ponds Addition Hwy 25 & School Blvd. Monticello, MN 55362	1.2 Acres Yes Commercial	Dan Regan Airlake Development, Inc. (612) 987-9966	
Monticello Business Park Chelsea Road & I-94 Monticello, MN 55362	35.0 Acres Yes Industrial	Megan Barnett City of Monticello (763) 271.3208	e.
Monticello Business/Vacant Lot 1511 East Broadway Monticello, MN 55362	1.8 Acres Yes Highway Business	Dean Hoglund (320) 980-2445	
Monticello Commerce Center South of I-94 between County Rd. 18 & Fallon Ave. Monticello, MN 55362	39.0 Acres No Highway Business	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	
Monticello Commerce Center South of I-94 between County Rd. 18 & Fallon Ave. Monticello, MN 55362	12.7 Acres No Highway Business	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	r.
Monticello Commerce Center South of I-94 between County Rd. 18 & Fallon Ave. Monticello, MN 55362	1.4 Acres Yes Residential	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	r.
Monticello Commerce Center South of I-94 between County Rd.18 & Fallon Ave. Monticello, MN 55362	7.3 Acres No Industrial	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	r.
Monticello Marketplace State Highway 25 & School Blvd. Monticello, MN 55362	12.1 Acres No Retail	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	r.
Monticello Marketplace State Highway 25 & School Blvd. Monticello, MN 55362	31.5 Acres No Retail	Charles C. Pfeffer, Jr. Pfeffer Company, Inc. (763) 425-2930	r.
Monticello Travel Center XXX Oakwood Drive Monticello, MN 55362	0.8 Acres Yes Commercial	Scott Privratsky INH Commercial Real Estate (320) 258-5259	
Raw Land - Monticello Hwy 25 & Deegan Ave Monticello, MN 55362	2.7 Acres Highway Business	Allen Bright RE/MAX Commercial (320) 251-2200	
Silver Springs Monticello Hwy 39 and I-94 Monticello, MN 55362	510.0 Acres No Residential	Dan Regan Airlake Development, Inc. (612) 987-9966	
State HIghway 25 Corridor Highway 25 Monticello, MN 55362	2.7 Acres	Allen Bright RE/MAX Commercial (320) 251-2200	
xxx River St W xxx River St W Monticello, MN 55362	5.0 Acres Yes Commercial	David Foy Counselor Realty (612) 990-6000	e.



#### **Economic Development Services**

Economic Development Authority: Yes Incentives

Housing Redevelopment Authority: No The City of Monticello offers industrial land for \$1.00 per sq ft with no assessments and no trunk fees to qualified businesses. For all other qualified projects, TIF assistance is available.

County Development Corporation:

Chamber of Commerce:

Yes

Chamber of Commerce:

Yes

Port Authority:

Yes

The session of qualified businesses. For all other qualified projects, TIF assistance is available.

Additionally, the City offers a 0% or up to 3% below prime rate revolving loan to qualified businesses are also offered application assistance for SBA, state and regional funding programs. The City of Monticello is

fully committed to the success of industrial development.

#### **Contact Information**

Megan BarnettJeff O'NeillEconomic Development DirectorCity AdministratorMonticello, City ofMonticello, City of505 Walnut Street, Suite 1505 Walnut Street, Suite 1Monticello, MN 55362-8831Monticello, MN 55362-8831

(763) 295-2711 (763) 295-2711

#### **Economic Development Organizations**

Type Name Phone Fax

 EDA
 Monticello EDA
 763-271-3208
 763-295-4404

 Other
 Industrial Development Committee
 (763) 271-3208
 (763) 295-4404

#### **Disaster & Emergency Services**

Name Phone Number(s)

<u>Public Safety emergency resources</u> 1-800-422-0798 or metro 651-649-5451 <u>Federal Emergency Management Agency</u> Region V FEMA 312-408-5500

Small Business Administration Disaster Resources Disaster Area Offices 404-347-3771

#### Inquiries regarding this community's data go to Megan Barnett

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